

ZONING AND ADJUSTMENT BOARD

February 3, 2003

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, February 3, 2003 at 6:30 P.M. with the following members present: Larry Story, Chairman, Dossie Singleton, Jack Bratton, Rusty Mask, Richard Bradley, Todd Brown, and Doug Childers, Jr. Dale Nichols, Lamar Parker, Evan Merritt, Mark Caruthers and Frank Topping were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development and Kathy Ratliff, acting as Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bratton made a motion to approve the minutes from the ZAB Meeting on January 21, 2003. Mr. Singleton seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

03S-1

Dibarco Building Corp.

Jim Couillard, representative for the corporation, was present and requesting a Small Scale Comprehensive Plan Amendment from High Density Residential to Commercial. There were no objections from the audience. Board member, Todd Brown, made it public he had a billboard on the property but did not feel it was a conflict of interest. Mrs. Rogers read the letter of objection into the record. There were no further questions or discussion from the Board. Mr. Brown made a motion to recommend approval for a Small Scale Comprehensive Plan Amendment from High Density Residential to Commercial to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bratton seconded the motion and the motion carried.

ZP2003-8

Dibarco Building Corp.

Jim Couillard, representative for the corporation, was present and requesting a rezoning from R6C to CL on 7.325 acres MOL of a 37.365 acre MOL parcel. There were six notices sent. Of the six notices sent, none were received in favor and one in objection. The letter of objection read into the record for the previous case was for this case also. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Brown made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Childers seconded the motion and the motion carried.

ZP2003-6

Beverly O. Walton

Beverly Walton and Teresa Owens, representative for the applicant were present and requesting a rezoning from A5 to A10 on 10 acres MOL. There were six notices sent. Of the six notices sent, none were received in favor and one in objection. Mrs. Rogers read the letter of objection into the record. There were no further questions or discussion from the Board. Mr. Singleton made a motion to recommend approval of the requested rezoning based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion passed.

ZP2003-7

John D. & Amanda M. Rice

Amanda Rice was present and requesting a rezoning from A5 to RR1C on one acre MOL for the purpose of lineal transfer. There were four notices sent. Of the four notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Childers made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-5

Wanda Motz

Mr. Brown made a motion to remove the case from the table. Mr. Bratton seconded the motion and the motion carried. Wanda Motz and Jeffrey Motz, her husband, and Ted Waller, representative for Foster Children of America, were present and requesting a Special Use Permit for a foster care facility for a maximum of seventeen children. There were nine notices sent. Of the nine notices sent, three were received in favor and none in objection. There were no objections from the audience. Mrs. Motz submitted a letter from the Department of Children and Family Services reflecting the need for a foster home. There were no further questions or discussion from the Board. Mr. Singleton made a motion to approve the requested Special Use Permit based on the information provided in the staff report and the letter from DCF. Mr. Bradley seconded the motion and the motion carried.

Public Forum

Mr. Bratton requested the Board members receive letters from case # S 10-01-2, James W. Douglas, before the rehearing on February 21, 2003. Mrs. Neal stated the case would come before the Board as a new case therefore the previous letters should not be seen unless they were resubmitted.

Mr. Brown made a motion to adjourn the meeting. Mr. Singleton seconded the motion and the motion carried.

The meeting adjourned at 6:57 p.m.

Larry Story, Chairman
Zoning & Adjustment Board